HOUSING NOW

Ottawa[1]

Canada Mortgage and Housing Corporation

Date Released: December 2008

New Home Market

Half of Ottawa's Starts are Single-Detached in November

Total housing starts in the Ottawa metropolitan area moderated from 769 units in November 2007 to 492 this past month, for a decrease of 36 per cent. Year-to-date starts remain strong, almost 8 per cent higher than last year.

Single-detached construction is a better barometer of the health of the new construction market. After exceptional new construction activity in October, single-detached construction still represented over half of total construction in November in the Capital City. Total housing foundations for this type of dwelling remained at a very high level, just marginally lower than last year's numbers.

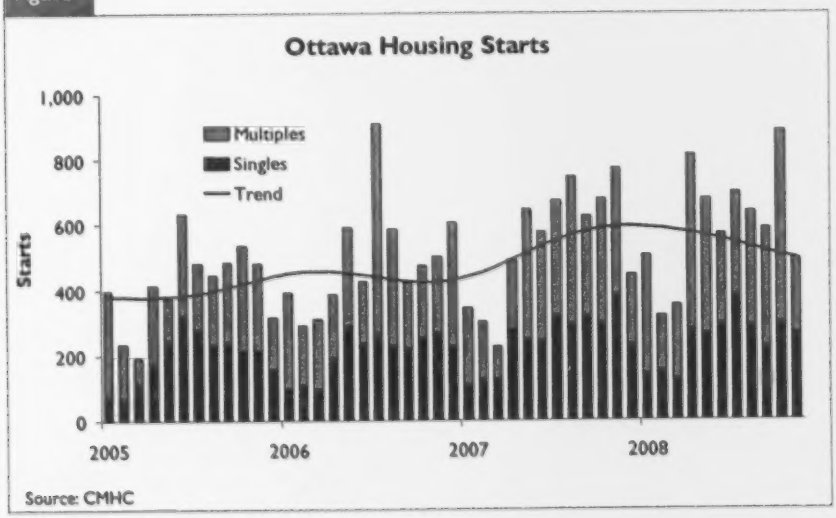
Table of Contents

1 **New Home Market**
Half of Ottawa's Starts are Single-Detached in November

3 **Maps**

9 **Tables**

Figure 1



[1] Ontario part of Ottawa-Gatineau CMA

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View print, download or subscribe to get market information e-mailed to you on the day it is released. New ! CMHC's electronic suite of national standardized products is now available for free.

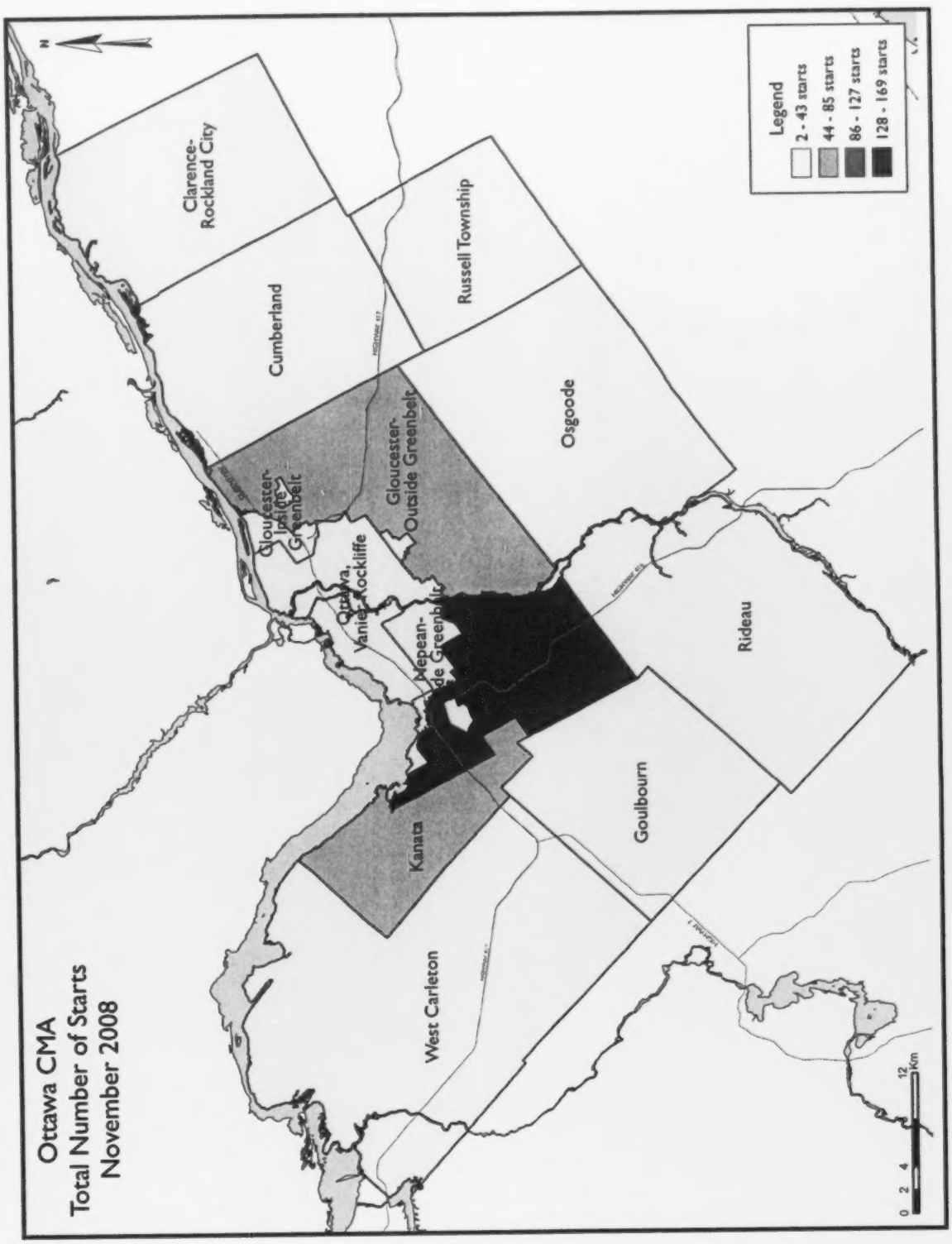
Canada

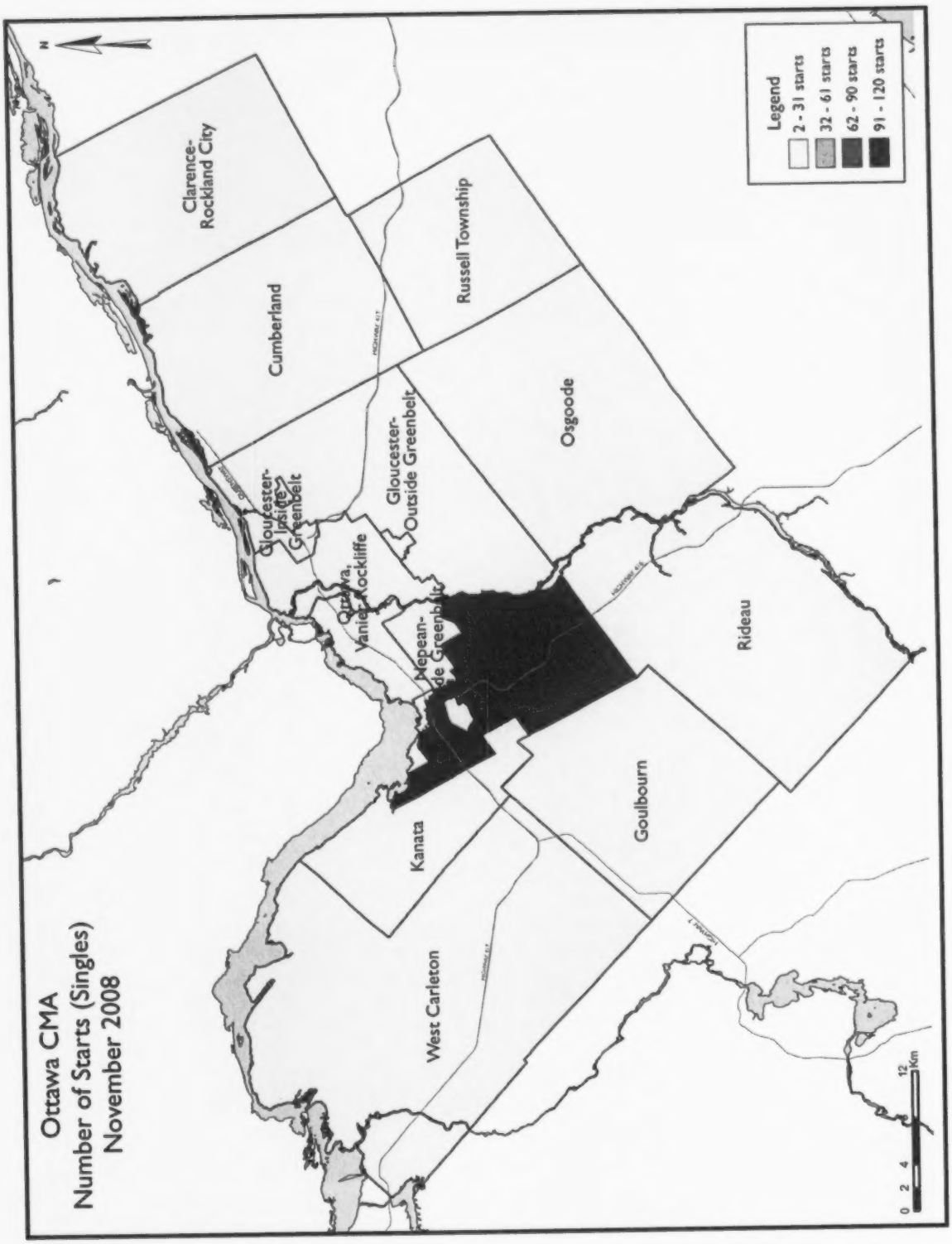
CMHC SCHL
HOME TO CANADIANS

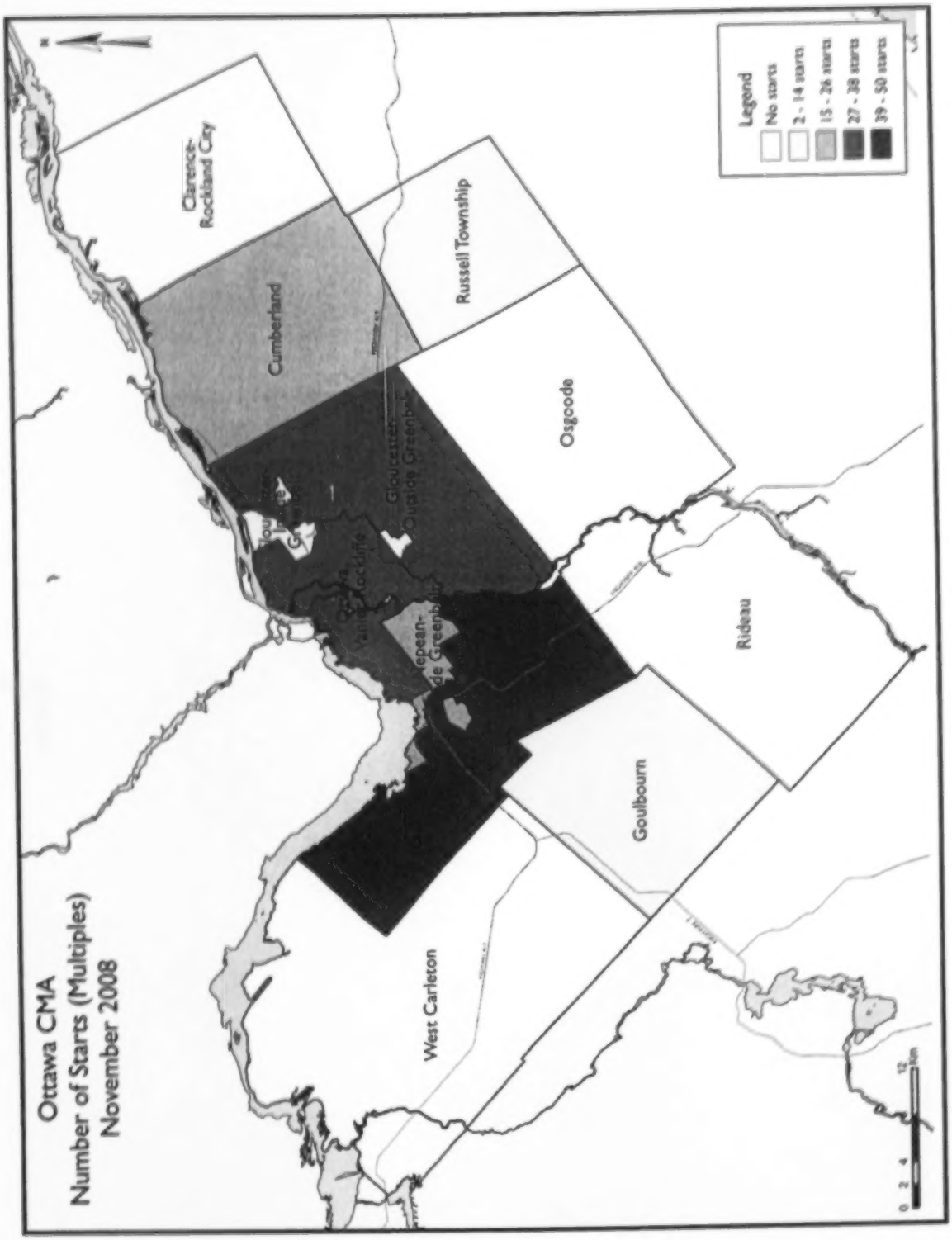
Notwithstanding the increasing prices observed for the past several years, home buying remains within the reach of many households, which favours demand. Ottawa's economic fundamentals are being supported by the fact that its workforce enjoys one of the highest average incomes among Canada's major cities. Despite relatively strong economic fundamentals in Ottawa, new home construction has begun to moderate closer to expected demographic requirements.

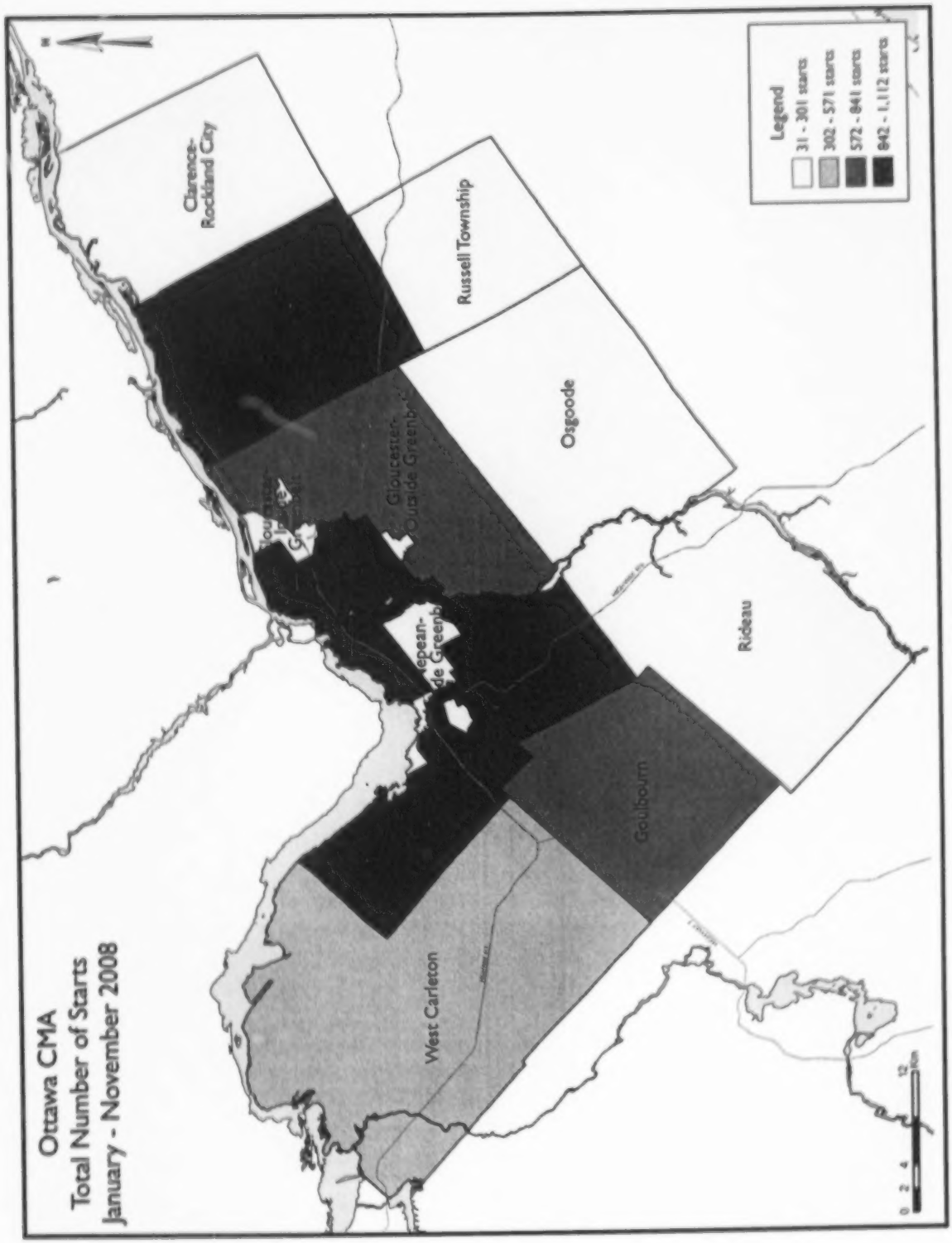
Forty per cent of all construction activity this month was concentrated in Nepean, with 192 units, just one per cent lower than last year's November. This region comprised almost half of all single-detached starts. The 17 rental apartments started in the Downtown core this month compose almost 11 per cent of all rental construction in the Capital City this year.

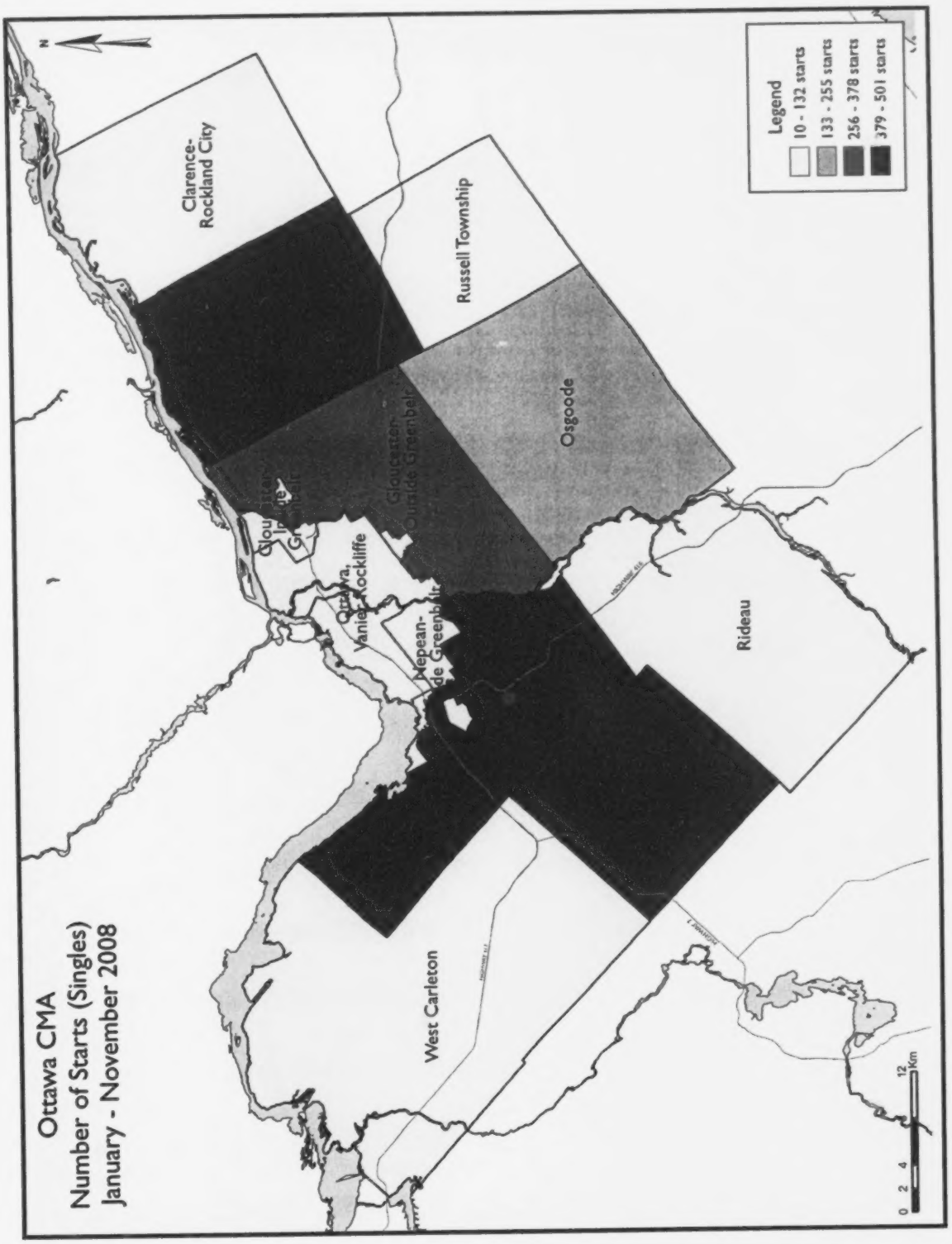
On a year-to-date basis, it was again Nepean that recorded the greatest number of starts, with 1413 units breaking ground this year. In terms of growth West Carleton, Clearance-Rockland and Russel were the leaders, with almost 70 per cent growth and a total of 616 housing foundations. Following was Kanata, with 64 per cent increase.

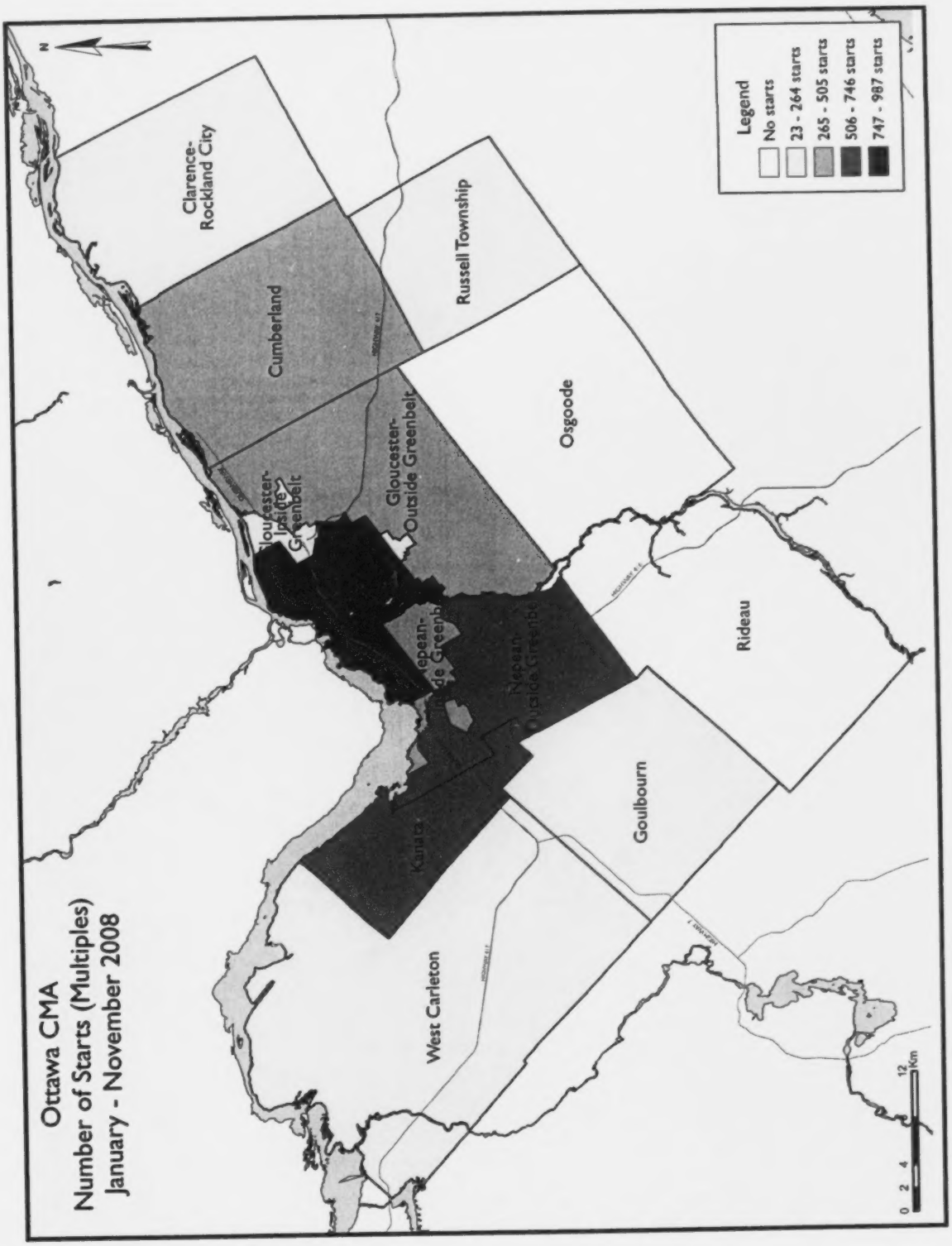

Ottawa CMA
Total Number of Starts
November 2008
Legend
2 - 43 starts
44 - 85 starts
86 - 127 starts
128 - 169 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Rideau
Goulbourn
West Carleton
Kanata
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa-Vanier-Rockliffe
Nepean-
0 2 4 12 Km


Ottawa CMA
Number of Starts (Singles)
November 2008
Legend
2 - 31 starts
32 - 61 starts
62 - 90 starts
91 - 120 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Osgoode
Ottawa-Vanier-Rockcliffe
Orleans-Cumberland Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2 4 12 Km


Ottawa CMA
Number of Starts (Multiples)
November 2008
Legend
No starts
2 - 14 starts
15 - 26 starts
27 - 38 starts
39 - 50 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Rideau
Goulbourn
West Carleton
Gloucester-Outside Greenbelt
Kanata-Stittsville
Orléans-Cumberland
Barrhaven
Nepean-Greenbelt
Rideau-Rockcliffe
Alta Vista-Canterbury
Gloucester-Greenbelt
0 2 4 12 Kilometers


Ottawa CMA
Total Number of Starts
January - November 2008
Legend
31 - 301 starts
302 - 571 starts
572 - 841 starts
842 - 1,112 starts
Clarence-Rockland City
Russell Township
Osgoode
Rideau
Goulbourn
West Carleton
0 2 4 12 Km


Ottawa CMA
Number of Starts (Singles)
January - November 2008
Legend
10 - 132 starts
133 - 255 starts
256 - 378 starts
379 - 501 starts
N
Clarence-Rockland City
Russell Township
Osgoode
Rideau
West Carleton
Ottawa, Vanier, Rockcliffe
Gloucester-Cumberland
Orleans
Kanata-Stittsville
Barrhaven
0 2 4 12 Km


Ottawa CMA
Number of Starts (Multiples)
January - November 2008
Legend
No starts
23 - 264 starts
265 - 505 starts
506 - 746 starts
747 - 987 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Osgoode
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2 4 12 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion)
November 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
November 2008	266	27	108	0	0	74	0	17	492
November 2007	386	14	280	0	0	74	0	15	769
% Change	-31.1	92.9	-61.4	n/a	n/a	0.0	n/a	13.3	-36.0
Year-to-date 2008	2,711	189	1,996	0	60	1,410	2	159	6,527
Year-to-date 2007	2,744	266	1,710	0	99	1,036	8	198	6,061
% Change	-1.2	-28.9	16.7	n/a	-39.4	36.1	-75.0	-19.7	7.7
UNDER CONSTRUCTION									
November 2008	1,932	167	1,490	0	36	2,084	5	159	5,873
November 2007	1,835	182	1,177	0	95	1,552	8	162	5,073
% Change	5.3	-8.2	26.6	n/a	-62.1	34.3	-37.5	-1.9	15.8
COMPLETIONS									
November 2008	309	20	282	0	0	57	2	0	670
November 2007	366	22	161	0	6	36	0	0	591
% Change	-15.6	-9.1	75.2	n/a	-100.0	58.3	n/a	n/a	13.4
Year-to-date 2008	2,615	202	1,705	0	73	832	28	198	5,653
Year-to-date 2007	2,275	269	1,327	0	43	1,114	87	59	5,174
% Change	14.9	-24.9	28.5	n/a	69.8	-25.3	-67.8	***	9.3
COMPLETED & NOT ABSORBED									
November 2008	39	6	84	0	1	119	4	7	260
November 2007	51	10	88	0	7	248	3	21	428
% Change	-23.5	-40.0	-4.5	n/a	-85.7	-52.0	33.3	-66.7	-39.3
ABSORBED									
November 2008	309	17	274	0	0	73	3	2	678
November 2007	370	24	168	0	5	40	4	0	611
% Change	-16.5	-29.2	63.1	n/a	-100.0	82.5	-25.0	n/a	11.0
Year-to-date 2008	2,624	209	1,718	0	78	938	13	133	5,713
Year-to-date 2007	2,314	283	1,303	0	48	945	87	58	5,038
% Change	13.4	-26.1	31.8	n/a	62.5	-0.7	-85.1	129.3	13.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Ottawa City									
November 2008	249	25	108	0	0	74	0	17	473
November 2007	365	14	280	0	0	74	0	0	733
Ottawa, Vanier, Rockcliffe									
November 2008	7	11	0	0	0	8	0	17	43
November 2007	12	8	6	0	0	0	0	0	26
Nepean inside greenbelt									
November 2008	2	0	5	0	0	16	0	0	23
November 2007	0	2	4	0	0	10	0	0	16
Nepean outside greenbelt									
November 2008	120	0	33	0	0	16	0	0	169
November 2007	106	0	60	0	0	12	0	0	178
Gloucester inside greenbelt									
November 2008	4	0	3	0	0	0	0	0	7
November 2007	6	2	25	0	0	0	0	0	33
Gloucester outside greenbelt									
November 2008	22	0	20	0	0	10	0	0	52
November 2007	35	0	34	0	0	0	0	0	69
Kanata									
November 2008	23	8	42	0	0	0	0	0	73
November 2007	38	0	52	0	0	0	0	0	90
Cumberland									
November 2008	15	0	0	0	0	24	0	0	39
November 2007	52	0	62	0	0	16	0	0	130
Goulbourn									
November 2008	23	6	5	0	0	0	0	0	34
November 2007	80	2	37	0	0	36	0	0	155
West Carleton									
November 2008	9	0	0	0	0	0	0	0	9
November 2007	12	0	0	0	0	0	0	0	12
Rideau									
November 2008	2	0	0	0	0	0	0	0	2
November 2007	5	0	0	0	0	0	0	0	5
Osgoode									
November 2008	22	0	0	0	0	0	0	0	22
November 2007	19	0	0	0	0	0	0	0	19
Clarence-Rockland City									
November 2008	11	0	0	0	0	0	0	0	11
November 2007	6	0	0	0	0	0	0	15	21
Russell Township									
November 2008	6	2	0	0	0	0	0	0	8
November 2007	15	0	0	0	0	0	0	0	15
Ottawa-Gatineau CMA (Ontario portion)									
November 2008	266	27	108	0	0	74	0	17	492
November 2007	386	14	280	0	0	74	0	15	769

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Ottawa City									
November 2008	1,797	161	1,469	0	36	2,050	5	150	5,668
November 2007	1,720	180	1,177	0	95	1,538	8	147	4,927
Ottawa, Vanier, Rockcliffe									
November 2008	96	75	123	0	0	1,316	5	17	1,632
November 2007	92	48	63	0	0	1,099	0	147	1,449
Nepean inside greenbelt									
November 2008	9	2	49	0	0	283	0	0	343
November 2007	9	6	32	0	12	111	0	0	170
Nepean outside greenbelt									
November 2008	418	6	287	0	0	104	0	0	815
November 2007	396	8	189	0	17	132	0	0	742
Gloucester inside greenbelt									
November 2008	18	2	47	0	0	10	0	0	77
November 2007	41	10	126	0	0	36	0	0	275
Gloucester outside greenbelt									
November 2008	171	4	176	0	28	92	0	0	471
November 2007	181	28	129	0	0	0	8	0	346
Kanata									
November 2008	290	18	330	0	0	0	0	133	771
November 2007	193	26	211	0	2	0	0	0	432
Cumberland									
November 2008	261	4	191	0	8	185	0	0	649
November 2007	265	22	274	0	64	64	0	0	689
Goulbourn									
November 2008	276	48	109	0	0	60	0	0	493
November 2007	323	30	148	0	0	96	0	0	597
West Carleton									
November 2008	119	0	157	0	0	0	0	0	276
November 2007	66	0	5	0	0	0	0	0	71
Rideau									
November 2008	28	0	0	0	0	0	0	0	28
November 2007	38	0	0	0	0	0	0	0	38
Osgoode									
November 2008	111	2	0	0	0	0	0	0	113
November 2007	116	2	0	0	0	0	0	0	118
Clarence-Rockland City									
November 2008	79	2	21	0	0	34	0	0	136
November 2007	61	2	0	0	0	0	0	15	78
Russell Township									
November 2008	56	4	0	0	0	0	0	9	69
November 2007	54	0	0	0	0	14	0	0	68
Ottawa-Gatineau CMA (Ontario portion)									
November 2008	1,932	167	1,490	0	36	2,084	5	159	5,873
November 2007	1,835	182	1,177	0	95	1,552	8	162	5,073

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Ottawa City									
November 2008	274	18	274	0	0	49	2	0	617
November 2007	334	22	161	0	6	36	0	0	559
Ottawa, Vanier, Rockcliffe									
November 2008	9	8	3	0	0	9	0	0	29
November 2007	12	8	0	0	0	0	0	0	20
Nepean inside greenbelt									
November 2008	1	0	18	0	0	28	0	0	47
November 2007	3	2	14	0	0	0	0	0	19
Nepean outside greenbelt									
November 2008	38	0	96	0	0	12	0	0	146
November 2007	89	4	48	0	6	12	0	0	159
Gloucester inside greenbelt									
November 2008	5	0	15	0	0	0	0	0	20
November 2007	7	0	23	0	0	0	0	0	30
Gloucester outside greenbelt									
November 2008	33	0	20	0	0	0	2	0	55
November 2007	22	0	16	0	0	0	0	0	38
Kanata									
November 2008	53	0	56	0	0	0	0	0	109
November 2007	29	4	40	0	0	0	0	0	73
Cumberland									
November 2008	46	0	27	0	0	0	0	0	73
November 2007	70	4	14	0	0	0	0	0	88
Goulbourn									
November 2008	69	10	35	0	0	0	0	0	114
November 2007	54	0	6	0	0	24	0	0	84
West Carleton									
November 2008	5	0	4	0	0	0	0	0	9
November 2007	16	0	0	0	0	0	0	0	16
Rideau									
November 2008	7	0	0	0	0	0	0	0	7
November 2007	6	0	0	0	0	0	0	0	6
Osgoode									
November 2008	8	0	0	0	0	0	0	0	8
November 2007	26	0	0	0	0	0	0	0	26
Clarence-Rockland City									
November 2008	17	0	8	0	0	0	0	0	25
November 2007	17	0	0	0	0	0	0	0	17
Russell Township									
November 2008	18	2	0	0	0	8	0	0	28
November 2007	15	0	0	0	0	0	0	0	15
Ottawa-Gatineau CMA (Ontario portion)									
November 2008	309	20	282	0	0	57	2	0	670
November 2007	366	22	161	0	6	36	0	0	591

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Ottawa City									
November 2008	38	6	83	0	1	119	4	7	258
November 2007	49	10	88	0	7	248	3	21	426
Ottawa, Vanier, Rockcliffe									
November 2008	3	4	0	0	0	85	0	7	99
November 2007	2	2	6	0	0	171	0	21	202
Nepean inside greenbelt									
November 2008	0	0	2	0	0	10	0	0	12
November 2007	0	2	1	0	0	24	0	0	27
Nepean outside greenbelt									
November 2008	0	0	18	0	1	11	1	0	31
November 2007	9	4	32	0	3	19	1	0	68
Gloucester inside greenbelt									
November 2008	0	1	3	0	0	8	0	0	12
November 2007	2	0	0	0	0	9	0	0	11
Gloucester outside greenbelt									
November 2008	10	0	12	0	0	1	3	0	26
November 2007	4	0	11	0	0	8	2	0	25
Kanata									
November 2008	1	0	15	0	0	0	0	0	16
November 2007	3	1	13	0	4	6	0	0	27
Cumberland									
November 2008	7	0	20	0	0	1	0	0	28
November 2007	6	0	17	0	0	1	0	0	24
Goulbourn									
November 2008	1	1	10	0	0	3	0	0	15
November 2007	12	1	8	0	0	10	0	0	31
West Carleton									
November 2008	2	0	3	0	0	0	0	0	5
November 2007	1	0	0	0	0	0	0	0	1
Rideau									
November 2008	0	0	0	0	0	0	0	0	0
November 2007	2	0	0	0	0	0	0	0	2
Osgoode									
November 2008	14	0	0	0	0	0	0	0	14
November 2007	8	0	0	0	0	0	0	0	8
Clarence-Rockland City									
November 2008	0	0	1	0	0	0	0	0	1
November 2007	1	0	0	0	0	0	0	0	1
Russell Township									
November 2008	1	0	0	0	0	0	0	0	1
November 2007	1	0	0	0	0	0	0	0	1
Ottawa-Gatineau CMA (Ontario portion)									
November 2008	39	6	84	0	1	119	4	7	260
November 2007	51	10	88	0	7	248	3	21	428

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Ottawa City									
November 2008	275	15	267	0	0	65	3	2	627
November 2007	338	24	168	0	5	40	0	0	575
Ottawa, Vanier, Rockcliffe									
November 2008	8	6	4	0	0	13	0	2	33
November 2007	13	8	0	0	0	7	0	0	28
Nepean inside greenbelt									
November 2008	1	0	18	0	0	38	0	0	57
November 2007	3	4	13	0	0	10	0	0	30
Nepean outside greenbelt									
November 2008	39	0	92	0	0	12	0	0	143
November 2007	91	4	56	0	5	7	0	0	163
Gloucester inside greenbelt									
November 2008	5	0	19	0	0	0	0	0	24
November 2007	6	0	23	0	0	0	0	0	29
Gloucester outside greenbelt									
November 2008	29	0	23	0	0	2	3	0	57
November 2007	23	0	16	0	0	0	0	0	39
Kanata									
November 2008	53	0	50	0	0	0	0	0	103
November 2007	30	4	38	0	0	0	0	0	72
Cumberland									
November 2008	43	0	26	0	0	0	0	0	69
November 2007	67	4	14	0	0	2	0	0	87
Goulbourn									
November 2008	71	9	32	0	0	0	0	0	112
November 2007	55	0	8	0	0	14	0	0	77
West Carleton									
November 2008	5	0	3	0	0	0	0	0	8
November 2007	17	0	0	0	0	0	0	0	17
Rideau									
November 2008	7	0	0	0	0	0	0	0	7
November 2007	8	0	0	0	0	0	0	0	8
Osgoode									
November 2008	14	0	0	0	0	0	0	0	14
November 2007	25	0	0	0	0	0	0	0	25
Clarence-Rockland City									
November 2008	17	0	7	0	0	0	0	0	24
November 2007	17	0	0	0	0	0	4	0	21
Russell Township									
November 2008	17	2	0	0	0	8	0	0	27
November 2007	15	0	0	0	0	0	0	0	15
Ottawa-Gatineau CMA (Ontario portion)									
November 2008	309	17	274	0	0	73	3	2	678
November 2007	370	24	168	0	5	40	4	0	611

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion) 1998 - 2007

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2007	2,973	292	1,879	0	99	1,057	8	198	6,506
% Change	19.9	-23.8	22.7	n/a	-47.6	-10.7	-90.5	**	10.7
2006	2,480	383	1,532	0	189	1,183	84	24	5,875
% Change	5.5	29.4	24.7	n/a	-34.8	86.6	104.9	-59.3	17.9
2005	2,350	296	1,229	0	290	634	41	59	4,982
% Change	-27.6	-10.3	-35.1	n/a	-28.2	-39.6	-76.8	-59.6	-31.2
2004	3,244	330	1,893	0	404	1,049	177	146	7,243
% Change	6.2	-7.6	-11.5	n/a	**	105.3	185.5	-25.9	13.5
2003	3,054	357	2,138	0	42	511	62	197	6,381
% Change	-19.8	13.7	18.7	n/a	200.0	-31.6	-67.2	-78.7	-18.2
2002	3,806	314	1,801	0	14	747	189	924	7,796
% Change	8.7	-6.0	16.9	n/a	-89.0	162.1	107.7	171.0	24.7
2001	3,502	334	1,540	0	127	285	91	341	6,251
% Change	0.3	-15.7	13.7	n/a	n/a	**	**	-32.2	8.0
2000	3,492	396	1,355	0	0	30	8	503	5,786
% Change	23.5	60.3	12.5	n/a	-100.0	-76.2	-33.3	n/a	30.1
1999	2,828	247	1,204	0	12	126	12	0	4,447
% Change	25.9	128.7	4.5	n/a	50.0	n/a	50.0	-100.0	23.0
1998	2,246	108	1,152	0	8	0	8	93	3,615

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
November 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2008	Nov 2007	Nov 2008	Nov 2007	Nov 2008	Nov 2007	Nov 2008	Nov 2007	Nov 2008	Nov 2007	% Change
Ottawa City	249	365	25	14	108	280	91	74	473	733	-35.5
Ottawa, Vanier, Rockcliffe	7	12	11	8	0	6	25	0	43	26	65.4
Nepean inside greenbelt	2	0	0	2	5	4	16	10	23	16	43.8
Nepean outside greenbelt	120	106	0	0	33	60	16	12	169	178	-5.1
Gloucester inside greenbelt	4	6	0	2	3	25	0	0	7	33	-78.8
Gloucester outside greenbelt	22	35	0	0	20	34	10	0	52	69	-24.6
Kanata	23	38	8	0	42	52	0	0	73	90	-18.9
Cumberland	15	52	0	0	0	62	24	16	39	130	-70.0
Goulbourn	23	80	6	2	5	37	0	36	34	155	-78.1
West Carleton	9	12	0	0	0	0	0	0	9	12	-25.0
Rideau	2	5	0	0	0	0	0	0	2	5	-60.0
Osgoode	22	19	0	0	0	0	0	0	22	19	15.8
Clarence-Rockland City	11	6	0	0	0	0	0	15	11	21	-47.6
Russell Township	6	15	2	0	0	0	0	0	8	15	-46.7
Ottawa-Gatineau CMA (Ontario Portion)	266	386	27	14	108	280	91	89	492	769	-36.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - November 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Ottawa City	2,476	2,510	185	268	2,023	1,785	1,534	1,229	6,218	5,792	7.4
Ottawa, Vanier, Rockcliffe	94	121	85	58	104	84	798	676	1,081	939	15.1
Nepean inside greenbelt	10	10	2	20	101	58	188	111	301	199	51.3
Nepean outside greenbelt	501	540	6	12	491	360	114	130	1,112	1,042	6.7
Gloucester inside greenbelt	39	80	6	10	60	170	0	120	105	380	-72.4
Gloucester outside greenbelt	276	293	6	72	238	211	92	0	612	576	6.3
Kanata	409	265	16	30	407	296	133	0	965	591	63.3
Cumberland	421	404	6	26	310	426	169	72	906	928	-2.4
Goulbourn	407	492	58	38	141	175	36	120	642	825	-22.2
West Carleton	132	91	0	0	171	5	4	0	307	96	**
Rideau	31	47	0	0	0	0	0	0	31	47	-34.0
Osgoode	156	167	0	2	0	0	0	0	156	169	-7.7
Clarence-Rockland City	129	123	0	4	17	0	34	15	180	142	26.8
Russell Township	106	111	6	2	0	0	17	14	129	127	1.6
Ottawa-Gatineau CMA (Ontario Portion)	2,711	2,744	191	274	2,040	1,785	1,585	1,258	6,527	6,061	7.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
November 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2008	Nov 2007	Nov 2008	Nov 2007	Nov 2008	Nov 2007	Nov 2008	Nov 2007
Ottawa City	108	280	0	0	74	74	17	0
Ottawa, Vanier, Rockcliffe	0	6	0	0	8	0	17	0
Nepean inside greenbelt	5	4	0	0	16	10	0	0
Nepean outside greenbelt	33	60	0	0	16	12	0	0
Gloucester inside greenbelt	3	25	0	0	0	0	0	0
Gloucester outside greenbelt	20	34	0	0	10	0	0	0
Kanata	42	52	0	0	0	0	0	0
Cumberland	0	62	0	0	24	16	0	0
Goulbourn	5	37	0	0	0	36	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	15
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	108	280	0	0	74	74	17	15

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - November 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Ottawa City	2,023	1,785	0	0	1,384	1,046	150	183
Ottawa, Vanier, Rockcliffe	104	84	0	0	781	529	17	147
Nepean inside greenbelt	101	58	0	0	188	111	0	0
Nepean outside greenbelt	491	360	0	0	114	130	0	0
Gloucester inside greenbelt	60	170	0	0	0	84	0	36
Gloucester outside greenbelt	238	211	0	0	92	0	0	0
Kanata	407	296	0	0	0	0	133	0
Cumberland	310	426	0	0	169	72	0	0
Goulbourn	141	175	0	0	36	120	0	0
West Carleton	171	5	0	0	4	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	17	0	0	0	34	0	0	15
Russell Township	0	0	0	0	8	14	9	0
Ottawa-Gatineau CMA (Ontario Portion)	2,040	1,785	0	0	1,426	1,060	159	198

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
November 2008

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2008	Nov 2007	Nov 2008	Nov 2007	Nov 2008	Nov 2007	Nov 2008	Nov 2007
Ottawa City	382	659	74	74	17	0	473	733
Ottawa, Vanier, Rockcliffe	18	26	8	0	17	0	43	26
Nepean inside greenbelt	7	6	16	10	0	0	23	16
Nepean outside greenbelt	153	166	16	12	0	0	169	178
Gloucester inside greenbelt	7	33	0	0	0	0	7	33
Gloucester outside greenbelt	42	69	10	0	0	0	52	69
Kanata	73	90	0	0	0	0	73	90
Cumberland	15	114	24	16	0	0	39	130
Goulbourn	34	119	0	36	0	0	34	155
West Carleton	9	12	0	0	0	0	9	12
Rideau	2	5	0	0	0	0	2	5
Osgoode	22	19	0	0	0	0	22	19
Clarence-Rockland City	11	6	0	0	0	15	11	21
Russell Township	8	15	0	0	0	0	8	15
Ottawa-Gatineau CMA (Ontario Portion)	401	680	74	74	17	15	492	769

Table 2.5: Starts by Submarket and by Intended Market
January - November 2008

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Ottawa City	4,638	4,480	1,428	1,121	152	191	6,218	5,792
Ottawa, Vanier, Rockcliffe	289	267	773	525	19	147	1,081	939
Nepean inside greenbelt	81	96	220	103	0	0	301	199
Nepean outside greenbelt	992	889	120	153	0	0	1,112	1,042
Gloucester inside greenbelt	105	260	0	84	0	36	105	380
Gloucester outside greenbelt	502	568	110	0	0	8	612	576
Kanata	832	591	0	0	133	0	965	591
Cumberland	737	792	169	136	0	0	906	928
Goulbourn	606	705	36	120	0	0	642	825
West Carleton	307	96	0	0	0	0	307	96
Rideau	31	47	0	0	0	0	31	47
Osgoode	156	169	0	0	0	0	156	169
Clarence-Rockland City	146	127	34	0	0	15	180	142
Russell Township	112	113	8	14	9	0	129	127
Ottawa-Gatineau CMA (Ontario Portion)	4,896	4,720	1,470	1,135	161	206	6,527	6,061

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
November 2008

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	Nov 2008	Nov 2007	Nov 2008	Nov 2007	Nov 2008	Nov 2007	Nov 2008	Nov 2007	Nov 2008	Nov 2007	% Change
Ottawa City	274	334	20	22	274	167	49	36	617	559	10.4
Ottawa, Vanier, Rockcliffe	9	12	8	8	3	0	9	0	29	20	45.0
Nepean inside greenbelt	1	3	0	2	18	14	28	0	47	19	147.4
Nepean outside greenbelt	38	89	0	4	96	54	12	12	146	159	-8.2
Gloucester inside greenbelt	5	7	0	0	15	23	0	0	20	30	-33.3
Gloucester outside greenbelt	33	22	2	0	20	16	0	0	55	38	44.7
Kanata	53	29	0	4	56	40	0	0	109	73	49.3
Cumberland	46	70	0	4	27	14	0	0	73	88	-17.0
Goulbourn	69	54	10	0	35	6	0	24	114	84	35.7
West Carleton	5	16	0	0	4	0	0	0	9	16	-43.8
Rideau	7	6	0	0	0	0	0	0	7	6	16.7
Osgoode	8	26	0	0	0	0	0	0	8	26	-69.2
Clarence-Rockland City	17	17	0	0	8	0	0	0	25	17	47.1
Russell Township	18	15	2	0	0	0	8	0	28	15	86.7
Ottawa-Gatineau CMA (Ontario Portion)	309	366	22	22	282	167	57	36	670	591	13.4

Table 3.1: Completions by Submarket and by Dwelling Type
January - November 2008

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Ottawa City	2,407	2,067	214	273	1,782	1,441	1,005	1,174	5,408	4,955	9.1
Ottawa, Vanier, Rockcliffe	87	115	60	55	52	114	721	622	920	906	1.5
Nepean inside greenbelt	11	12	6	36	101	14	36	0	154	62	148.4
Nepean outside greenbelt	469	462	8	8	397	371	96	174	970	1,015	-4.4
Gloucester inside greenbelt	62	65	14	14	165	56	56	184	297	319	-6.9
Gloucester outside greenbelt	275	232	30	84	135	206	0	26	440	548	-19.7
Kanata	343	210	30	30	309	290	0	52	682	582	17.2
Cumberland	415	348	26	6	431	275	24	92	896	721	24.3
Goulbourn	482	366	40	40	158	115	72	24	752	545	38.0
West Carleton	80	90	0	0	34	0	0	0	114	90	26.7
Rideau	37	34	0	0	0	0	0	0	37	34	8.8
Osgoode	146	133	0	0	0	0	0	0	146	133	9.8
Clarence-Rockland City	112	123	2	2	8	4	3	1	125	130	-3.8
Russell Township	96	85	2	4	0	0	22	0	120	89	34.8
Ottawa-Gatineau CMA (Ontario Portion)	2,615	2,275	218	279	1,790	1,445	1,030	1,175	5,653	5,174	9.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market November 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2008	Nov 2007	Nov 2008	Nov 2007	Nov 2008	Nov 2007	Nov 2008	Nov 2007
Ottawa City	274	167	0	0	49	36	0	0
Ottawa, Vanier, Rockcliffe	3	0	0	0	9	0	0	0
Nepean inside greenbelt	18	14	0	0	28	0	0	0
Nepean outside greenbelt	96	54	0	0	12	12	0	0
Gloucester inside greenbelt	15	23	0	0	0	0	0	0
Gloucester outside greenbelt	20	16	0	0	0	0	0	0
Kanata	56	40	0	0	0	0	0	0
Cumberland	27	14	0	0	0	0	0	0
Goulbourn	35	6	0	0	0	24	0	0
West Carleton	4	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	8	0	0	0	0	0	0	0
Russell Township	0	0	0	0	8	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	282	167	0	0	57	36	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - November 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Ottawa City	1,768	1,366	14	75	810	1,115	195	59
Ottawa, Vanier, Rockcliffe	52	108	0	6	574	619	147	3
Nepean inside greenbelt	101	14	0	0	36	0	0	0
Nepean outside greenbelt	397	371	0	0	96	174	0	0
Gloucester inside greenbelt	151	56	14	0	8	128	48	56
Gloucester outside greenbelt	135	137	0	69	0	26	0	0
Kanata	309	290	0	0	0	52	0	0
Cumberland	431	275	0	0	24	92	0	0
Goulbourn	158	115	0	0	72	24	0	0
West Carleton	34	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	8	0	0	4	0	1	3	0
Russell Township	0	0	0	0	22	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	1,776	1,366	14	79	832	1,116	198	59

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
November 2008

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2008	Nov 2007	Nov 2008	Nov 2007	Nov 2008	Nov 2007	Nov 2008	Nov 2007
Ottawa City	566	517	49	42	2	0	617	559
Ottawa, Vanier, Rockcliffe	20	20	9	0	0	0	29	20
Nepean inside greenbelt	19	19	28	0	0	0	47	19
Nepean outside greenbelt	134	141	12	18	0	0	146	159
Gloucester inside greenbelt	20	30	0	0	0	0	20	30
Gloucester outside greenbelt	53	38	0	0	2	0	55	38
Kanata	109	73	0	0	0	0	109	73
Cumberland	73	88	0	0	0	0	73	88
Goulbourn	114	60	0	24	0	0	114	84
West Carleton	9	16	0	0	0	0	9	16
Rideau	7	6	0	0	0	0	7	6
Osgoode	8	26	0	0	0	0	8	26
Clarence-Rockland City	25	17	0	0	0	0	25	17
Russell Township	20	15	8	0	0	0	28	15
Ottawa-Gatineau CMA (Ontario Portion)	611	549	57	42	2	0	670	591

Table 3.5: Completions by Submarket and by Intended Market
January - November 2008

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Ottawa City	4,304	3,662	883	1,157	221	136	5,408	4,955
Ottawa, Vanier, Rockcliffe	195	277	574	618	151	11	920	906
Nepean inside greenbelt	106	62	48	0	0	0	154	62
Nepean outside greenbelt	871	835	99	180	0	0	970	1,015
Gloucester inside greenbelt	227	135	8	128	62	56	297	319
Gloucester outside greenbelt	432	453	0	26	8	69	440	548
Kanata	680	509	2	73	0	0	682	582
Cumberland	816	613	80	108	0	0	896	721
Goulbourn	680	521	72	24	0	0	752	545
West Carleton	114	90	0	0	0	0	114	90
Rideau	37	34	0	0	0	0	37	34
Osgoode	146	133	0	0	0	0	146	133
Clarence-Rockland City	120	124	0	0	5	6	125	130
Russell Township	98	85	22	0	0	4	120	89
Ottawa-Gatineau CMA (Ontario Portion)	4,522	3,871	905	1,157	226	146	5,653	5,174

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2008

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
November 2008	6	2.2	34	12.4	160	58.2	52	18.9	23	8.4	275	364,900	390,596
November 2007	8	2.4	59	17.5	150	44.4	90	26.6	31	9.2	338	360,900	395,195
Year-to-date 2008	26	1.1	356	14.7	1,102	45.7	570	23.6	360	14.9	2,414	374,900	413,563
Year-to-date 2007	34	1.6	247	11.8	1,020	48.6	560	26.7	239	11.4	2,100	373,450	406,441
Ottawa, Vanier, Rockcliffe													
November 2008	0	0.0	0	0.0	1	12.5	1	12.5	6	75.0	8	--	--
November 2007	0	0.0	0	0.0	2	15.4	4	30.8	7	53.8	13	525,000	679,992
Year-to-date 2008	1	1.2	1	1.2	3	3.5	13	15.3	67	78.8	85	686,500	757,047
Year-to-date 2007	1	0.8	2	1.6	26	21.0	25	20.2	70	56.5	124	547,450	593,652
Nepean inside greenbelt													
November 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
November 2007	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
Year-to-date 2008	0	0.0	0	0.0	2	18.2	3	27.3	6	54.5	11	525,000	740,455
Year-to-date 2007	0	0.0	0	0.0	0	0.0	6	50.0	6	50.0	12	492,500	696,150
Nepean outside greenbelt													
November 2008	0	0.0	1	2.6	30	76.9	5	12.8	3	7.7	39	393,900	394,024
November 2007	0	0.0	11	12.1	40	44.0	36	39.6	4	4.4	91	385,900	391,790
Year-to-date 2008	0	0.0	39	8.2	237	49.8	147	30.9	53	11.1	476	388,900	416,655
Year-to-date 2007	0	0.0	56	11.8	224	47.2	168	35.4	27	5.7	475	384,900	392,223
Gloucester inside greenbelt													
November 2008	0	0.0	0	0.0	4	80.0	1	20.0	0	0.0	5	--	--
November 2007	0	0.0	0	0.0	2	33.3	4	66.7	0	0.0	6	--	--
Year-to-date 2008	0	0.0	1	1.6	42	66.7	16	25.4	4	6.3	63	375,900	415,568
Year-to-date 2007	0	0.0	2	3.1	32	50.0	24	37.5	6	9.4	64	388,000	436,514
Gloucester outside greenbelt													
November 2008	0	0.0	1	3.4	12	41.4	13	44.8	3	10.3	29	409,900	439,362
November 2007	0	0.0	2	8.7	11	47.8	10	43.5	0	0.0	23	393,600	382,014
Year-to-date 2008	1	0.4	8	2.9	127	46.2	103	37.5	36	13.1	275	400,000	425,235
Year-to-date 2007	2	0.8	11	4.6	117	48.5	106	44.0	5	2.1	241	393,900	391,159
Kanata													
November 2008	0	0.0	1	1.9	39	73.6	13	24.5	0	0.0	53	364,900	367,756
November 2007	0	0.0	4	13.3	21	70.0	3	10.0	2	6.7	30	360,400	373,423
Year-to-date 2008	0	0.0	34	9.8	164	47.4	110	31.8	38	11.0	346	381,900	405,570
Year-to-date 2007	0	0.0	19	9.1	131	62.7	40	19.1	19	9.1	209	359,900	391,099
Cumberland													
November 2008	0	0.0	6	14.0	26	60.5	10	23.3	1	2.3	43	365,900	375,949
November 2007	1	1.5	15	22.4	33	49.3	18	26.9	0	0.0	67	317,900	349,308
Year-to-date 2008	2	0.5	108	25.9	222	53.2	70	16.8	15	3.6	417	343,900	352,589
Year-to-date 2007	12	3.4	69	19.8	205	58.7	54	15.5	9	2.6	349	324,900	344,737
Goulbourn													
November 2008	0	0.0	25	35.2	40	56.3	6	8.5	0	0.0	71	325,990	327,386
November 2007	6	10.9	20	36.4	23	41.8	6	10.9	0	0.0	55	310,500	321,304
Year-to-date 2008	7	1.4	148	30.6	240	49.7	63	13.0	25	5.2	483	325,990	352,033
Year-to-date 2007	6	1.6	66	18.1	218	59.9	55	15.1	19	5.2	364	341,900	363,505

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2008

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
November 2008	0	0.0	0	0.0	3	60.0	0	0.0	2	40.0	5	--	--
November 2007	1	5.9	3	17.6	2	11.8	1	5.9	10	58.8	17	650,000	614,465
Year-to-date 2008	3	3.8	6	7.6	22	27.8	15	19.0	33	41.8	79	480,000	483,458
Year-to-date 2007	4	4.4	7	7.7	14	15.4	31	34.1	35	38.5	91	475,000	530,319
Rideau													
November 2008	0	0.0	0	0.0	2	28.6	3	42.9	2	28.6	7	--	--
November 2007	0	0.0	1	12.5	5	62.5	0	0.0	2	25.0	8	--	--
Year-to-date 2008	0	0.0	4	10.8	17	45.9	8	21.6	8	21.6	37	360,000	465,230
Year-to-date 2007	0	0.0	6	16.2	18	48.6	3	8.1	10	27.0	37	345,000	460,424
Osgoode													
November 2008	6	42.9	0	0.0	3	21.4	0	0.0	5	35.7	14	335,950	376,436
November 2007	0	0.0	3	12.0	11	44.0	6	24.0	5	20.0	25	389,000	415,120
Year-to-date 2008	12	8.5	7	4.9	26	18.3	22	15.5	75	52.8	142	522,500	504,252
Year-to-date 2007	9	6.7	9	6.7	35	26.1	48	35.8	33	24.6	134	425,000	473,016
Clarence-Rockland City													
November 2008	2	11.8	7	41.2	5	29.4	3	17.6	0	0.0	17	289,500	313,929
November 2007	1	5.9	8	47.1	7	41.2	1	5.9	0	0.0	17	299,000	305,588
Year-to-date 2008	37	33.0	36	32.1	29	25.9	10	8.9	0	0.0	112	269,450	290,626
Year-to-date 2007	39	32.0	57	46.7	21	17.2	4	3.3	1	0.8	122	267,700	279,868
Russell Township													
November 2008	0	0.0	7	41.2	9	52.9	1	5.9	0	0.0	17	315,900	326,428
November 2007	4	26.7	4	26.7	7	46.7	0	0.0	0	0.0	15	296,500	301,393
Year-to-date 2008	6	6.1	31	31.6	52	53.1	8	8.2	1	1.0	98	316,950	326,003
Year-to-date 2007	10	10.9	34	37.0	42	45.7	6	6.5	0	0.0	92	303,150	309,279
Ottawa-Gatineau CMA (Ontario portion)													
November 2008	8	2.6	48	15.5	174	56.3	56	18.1	23	7.4	309	357,900	382,848
November 2007	13	3.5	71	19.2	164	44.3	91	24.6	31	8.4	370	350,000	387,275
Year-to-date 2008	69	2.6	423	16.1	1,183	45.1	588	22.4	361	13.8	2,624	368,200	405,046
Year-to-date 2007	83	3.6	338	14.6	1,083	46.8	570	24.6	240	10.4	2,314	364,500	395,905

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units November 2008						
Submarket	Nov 2008	Nov 2007	% Change	YTD 2008	YTD 2007	% Change
Ottawa City	390,596	395,195	-1.2	413,563	406,441	1.8
Ottawa, Vanier, Rockcliffe	--	679,992	n/a	757,047	593,652	27.5
Nepean inside greenbelt	--	--	n/a	740,455	696,150	6.4
Nepean outside greenbelt	394,024	391,790	0.6	416,655	392,223	6.2
Gloucester inside greenbelt	--	--	n/a	415,568	436,514	-4.8
Gloucester outside greenbelt	439,362	382,014	15.0	425,235	391,159	8.7
Kanata	367,756	373,423	-1.5	405,570	391,099	3.7
Cumberland	375,949	349,308	7.6	352,589	344,737	2.3
Goulbourn	327,386	321,304	1.9	352,033	363,505	-3.2
West Carleton	--	614,465	n/a	483,458	530,319	-8.8
Rideau	--	--	n/a	465,230	460,424	1.0
Osgoode	376,436	415,120	-9.3	504,252	473,016	6.6
Clarence-Rockland City	313,929	305,588	2.7	290,626	279,868	3.8
Russell Township	326,428	301,393	8.3	326,003	309,279	5.4
Ottawa-Gatineau CMA (Ontario Portion)	382,848	387,275	-1.1	405,046	395,905	2.3

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion) November 2008

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2007	January	773	17.3	1,260	1,812	1,963	64.2	260,898	6.1	263,818
	February	1,046	4.4	1,235	1,880	1,948	63.4	264,928	5.7	268,546
	March	1,318	-1.4	1,220	2,407	1,960	62.2	274,585	7.4	272,496
	April	1,569	6.8	1,241	2,390	1,877	66.1	277,335	5.4	271,337
	May	1,867	10.9	1,295	2,571	1,904	68.0	276,379	6.2	268,305
	June	1,666	2.6	1,266	2,197	1,907	66.4	279,361	7.3	274,135
	July	1,467	17.0	1,292	2,003	1,923	67.2	269,793	6.0	270,073
	August	1,331	5.6	1,239	1,880	1,901	65.2	267,765	2.0	270,459
	September	1,128	2.5	1,251	1,798	1,866	67.0	273,805	7.1	275,477
	October	1,074	4.5	1,204	1,666	1,863	64.6	275,184	6.1	277,039
	November	903	1.3	1,149	1,291	1,835	62.6	271,867	4.5	277,490
	December	597	-14.0	1,087	582	1,530	71.0	276,839	11.1	290,525
2008	January	664	-14.1	1,126	1,628	1,821	61.8	285,736	9.5	281,913
	February	1,001	-4.3	1,129	1,842	1,814	62.2	283,199	6.9	287,716
	March	1,099	-16.6	1,132	1,969	1,838	61.6	288,152	4.9	286,462
	April	1,580	0.7	1,180	2,776	1,977	59.7	295,909	6.7	285,950
	May	1,913	2.5	1,325	2,971	2,170	61.1	296,580	7.3	292,162
	June	1,710	2.6	1,248	2,482	2,068	60.3	298,336	6.8	292,012
	July	1,408	-4.0	1,209	2,136	2,053	58.9	295,134	9.4	290,641
	August	1,203	-9.6	1,197	1,948	2,055	58.2	282,792	5.6	291,114
	September	1,228	8.9	1,205	2,234	2,101	57.4	289,711	5.8	289,957
	October	974	-9.3	1,110	1,943	2,199	50.5	280,870	2.1	284,929
	November	654	-27.6	955	1,479	2,210	43.2	291,695	7.3	299,224
	December									
	Q3 2007	3,926	8.6		5,681			270,258	4.9	
	Q3 2008	3,839	-2.2		6,318			289,532	7.1	
	YTD 2007	14,142	6.3		21,895			272,898	5.8	
	YTD 2008	13,434	-5.0		23,408			291,111	6.7	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA

[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
November 2008

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 1997=100	CPI, 2002 =100 (Ottawa-Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2007	January	679	6.50	6.65	161.0	108.5	466	5.7	69.6	860
	February	679	6.50	6.65	161.0	109.6	469	5.3	69.8	859
	March	669	6.40	6.49	161.3	110.7	473	5.2	70.3	867
	April	678	6.60	6.64	161.3	111.1	479	5.3	71.2	870
	May	709	6.85	7.14	161.5	111.5	480	5.4	71.5	878
	June	715	7.05	7.24	161.6	111.1	483	5.6	72.1	886
	July	715	7.05	7.24	161.7	111.1	489	5.3	72.7	888
	August	715	7.05	7.24	162.0	110.9	494	5.2	73.3	904
	September	712	7.05	7.19	162.3	110.9	498	5.0	73.7	918
	October	728	7.25	7.44	162.3	110.7	499	4.8	73.6	934
	November	725	7.20	7.39	162.3	110.9	501	4.6	73.6	931
	December	734	7.35	7.54	162.3	110.8	498	4.5	73.1	931
2008	January	725	7.35	7.39	164.2	110.4	497	4.4	72.8	933
	February	718	7.25	7.29	166.3	111.0	494	4.6	72.5	930
	March	712	7.15	7.19	166.3	111.3	493	4.6	72.3	924
	April	700	6.95	6.99	166.4	112.1	491	4.9	72.1	927
	May	679	6.15	6.65	167.2	113.4	491	5.0	72.0	933
	June	710	6.95	7.15	168.7	114.0	494	5.4	72.8	942
	July	710	6.95	7.15	168.7	115.0	498	5.1	73.1	943
	August	691	6.65	6.85	168.7	114.8	502	5.2	73.6	946
	September	691	6.65	6.85	169.2	115.0	504	4.8	73.4	950
	October	713	6.35	7.20	169.2	113.6	505	4.8	73.5	949
	November	713	6.35	7.20		113.3	507	4.7	73.7	945
	December									

"P & I" means Principal and Interest (assumes $ 100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 60 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable homes – homes that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.

©2008 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact: the Canadian Housing Information Centre (CHIC) at mailto:chic@cmhc.gc.ca; 613-748-2367 or 1-800-668-2642.

For permission, please provide CHIC with the following information:
Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

STAY ON TOP OF THE HOUSING MARKET

Enhance your decision-making with the latest information on Canadian housing trends and opportunities.

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis** – Future-oriented information about local, regional and national housing trends.
- **Statistics and Data** – Information on current housing market activities — starts, rents, vacancy rates and much more.

Free reports available on-line:

- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports - Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Renovation and Home Purchase
- Rental Market Highlight Reports
- Rental Market Reports, Major Centres
- Rental Market Statistics

Free regional reports also available:

- B.C. Seniors' Housing Market Survey
- Ontario Retirement Homes Report
- The Retirement Home Market Study, Quebec Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Residential Construction Digest, Prairie Centres
- Analysis of the Resale Market, Quebec Centres

Get the market intelligence you need today!
Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

EQuilibrium™: Healthy Housing for a Healthy Environment.

Find out how CMHC's EQuilibrium™ housing initiative is helping enhance the quality of life of Canadians through healthier, more efficient and more comfortable homes.

64187_2008_M12